

**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

February 14, 2008

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act for the following project. The proposed Mitigated Negative Declaration can be reviewed on the World Wide Web at http://www.sdcountry.ca.gov/dplu/ceqa_public_review.html, at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and the public library listed below. Comments on this proposed Mitigated Negative Declaration must be sent to the DPLU address listed above and should reference the project number and name.

TM 5463RPL¹, S05-068, R07-008, LOG NO. 05-14-041; CHANNEL ROAD TM 5463. The project is a request for a Tentative Map, Rezone and Site Plan to develop a 0.30 gross/net acre lot into a three story, eight unit condominium complex. The 10,154 square-foot condominium complex includes: (1) a lower level parking garage that contains 14 parking spaces, two trash enclosures, two water heaters; (2) a second story that contains four units, consisting of three two-bedroom units and one three-bedroom unit; (3) a third story that contains 4 units, consisting of three two-bedroom units and one three-bedroom unit; (4) three additional parking stalls at the rear of the property, one in the front and one ADA compliant space; (5) one thousand, six hundred thirty-two (1,632) square feet of group useable open space, located at the southern end of the property, landscaped with pea gravel mulch and king palms; and (6) four hundred (400) square feet of private useable open space designed as private balconies, with one openable slider each. There is an existing mobile home and storage shed on-site that will be removed. The Rezone proposes to reclassify the existing Height Designation of "G", which allows a maximum height of 35-feet and two stories, to an "H" Height Designation. The "H" Height Designation allows a maximum height of 35-feet and three stories. The Site Plan application is for the purpose of satisfying the "B" Special Area Regulation of the Zoning Ordinance, which requires the approval of a Site Plan in compliance with the Lakeside Design Review Guidelines. The project site would be accessed via a private driveway extending from Channel Road. This driveway will be improved to 24 feet. The project will also improve the private driveway off-site, south of the project site to an improved width of 17 feet. Water service is available from the Lakeside Water District and sewer service is available from the Lakeside Sanitation Maintenance District. The project is located at 10004 Channel Road, within the Lakeside Community Planning area within the unincorporated area of San Diego County. Comments on this proposed Mitigated Negative Declaration must be received no later than March 14, 2008 at 4:00 p.m. (a 30-day public review period). This proposed Mitigated Negative Declaration can also be reviewed at the Lakeside Library, located at 9839 Vine St., Lakeside, CA 92040. For additional information, please contact Mark Slovick at (858) 495-5172 or by e-mail: Mark.Slovick@sdcounty.ca.gov.